

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Land Division
Honolulu, Hawaii 96813

March 27, 2009

Board of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii

PSF No.: 09KD-020

Kauai

Approval of Lease of Private Property with Mr. Robin R. K. Murayama and Ms. Lisa C. Otoman on Behalf of the Department of Health, Clean Air Branch for Ambient Air Quality Monitoring Station Purposes, Niumalu, Lihue, Kauai, Tax Map Key: (4) 3-2-02: 32.

APPLICANT:

Department of Health, Clean Air Branch whose business and mailing address is 1250 Punchbowl Street, Honolulu, Hawaii 96813.

LANDOWNER:

Mr. Robin R. K. Murayama and Ms. Lisa C. Otoman whose business and mailing address is 2342 Hulemalu Road, Lihue, Hawaii 96766.

LEGAL REFERENCE:

Section 171-30, Hawaii Revised Statutes, as amended.

LOCATION:

Portion of Lot 7, Land Court Consolidation 180 situated at Niumalu, Lihue, Kauai, identified by Tax Map Key: (4) 3-2-02: 32. as shown on the attached map labeled Exhibit A.

AREA:

900 Square Feet, more or less.

ZONING:

State Land Use District: Urban
County of Kauai CZO: Open

CHARACTER OF USE:

Ambient Air Quality Monitoring Station

LEASE TERM:

One (1) year.

ANNUAL RENT:

\$2,160.00 per year or \$180.00 per month.

DCCA VERIFICATION:

Mr. Robin R. K. Murayama and Ms. Lisa C. Otoman are landowners and, as such, are not required to register with DCCA.

REMARKS:

Department of Health (DOH), Clean Air Branch is proposing to use a small section of the Murayama's property to set up, operate, and maintain a temporary, mobile air monitoring station to monitor the ambient air quality downwind of cruise ship exhaust emissions. Since 2006, complaints about cruise ship emissions from Nawiliwili Harbor have increased. Under typical tradewind condition, these emissions may be transported into the surrounding communities. An ambient air monitoring station is to determine if violations of the National Ambient Air Quality Standards (NAAQS) set by the U.S. Environmental Protection Agency (EPA) are occurring when the cruise ships are in port. The estimated cost of the project is expected to be less than \$150,000 which includes the cost of the monitoring station, shipping the station from Oahu, transporting the station from the harbor to the Murayama's property, and bringing power and telephone to the station. This does not include operations and maintenance costs for the 12 months the monitoring station will be operational. (Exhibit B)

DOH cannot find suitable State lands for this purpose.

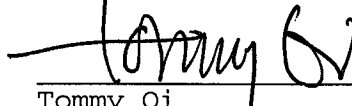
RECOMMENDATION:

That the Board approve entering into a lease with Mr. Robin R. K. Murayama and Ms. Lisa C. Otoman on behalf of Department of Health, Clean Air Branch covering the subject area under the terms and conditions cited above, which are by this reference incorporated herein and further subject to the following:

1. Review and approval by the Department of the Attorney General; and

2. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

Respectfully Submitted,



Tommy Oi
Kauai District Land Agent

APPROVED FOR SUBMITTAL:



Laura H. Thielen, Chairperson



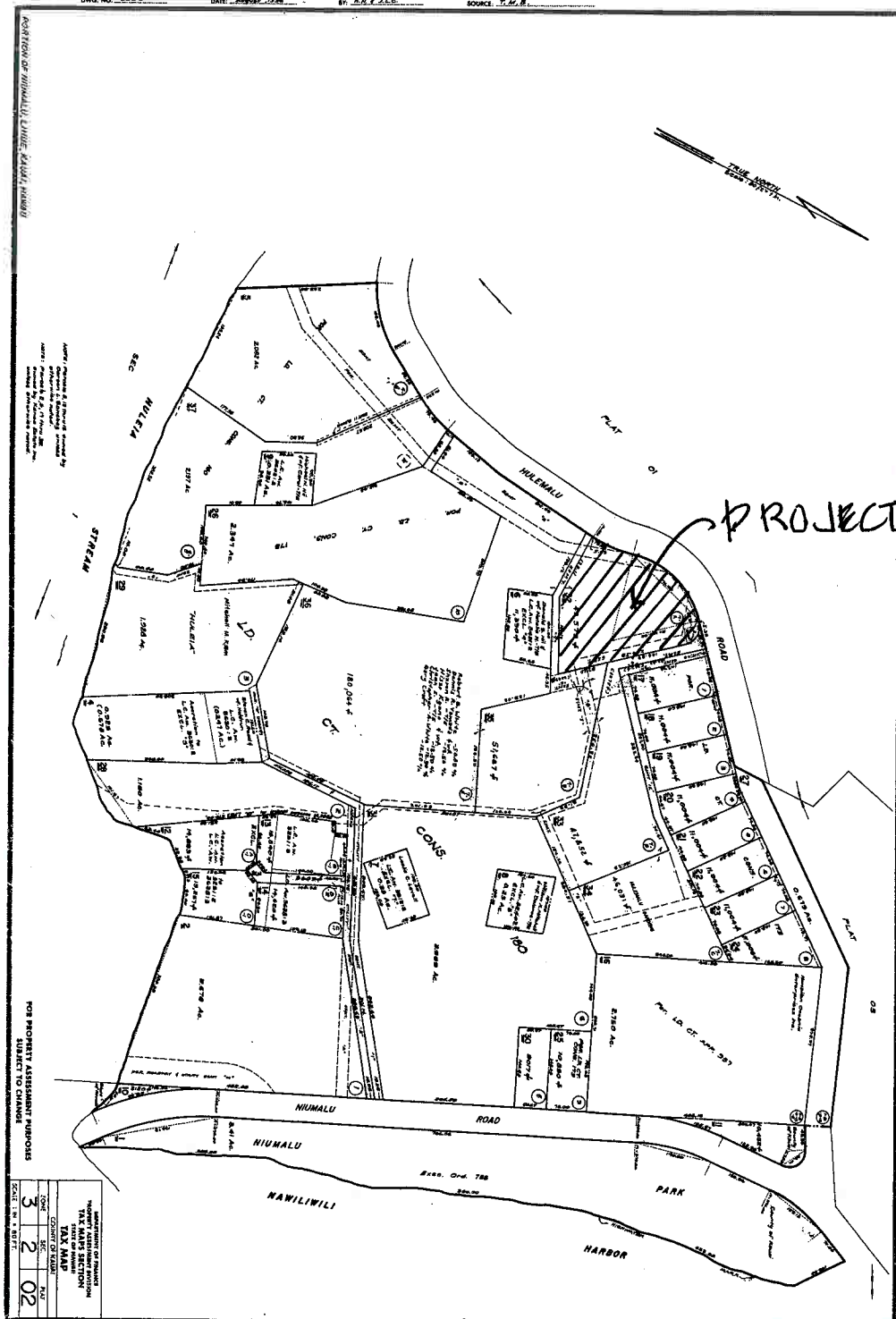


EXHIBIT "A"

**NIUMALU CRUISE SHIP EXHAUST
AMBIENT AIR QUALITY MONITORING STATION
2342 HULEMALŪ ROAD
NIUMALU, KAUAʻI**

The proposed use of a small section of the one acre Murayama property at 2342 Hulemalū Road (TMK: 3-2-02:32) in Niūmalu is set up, operate, and maintain a temporary (for a 12-month period), mobile air monitoring station to monitor the ambient air quality downwind of cruise ship exhaust emissions. Since 2006, complaints about cruise ship emissions from Nāwiliwili Harbor have increased. Under typical tradewind condition, these emissions may be transported into the surrounding communities. Therefore, one objective of establishing an ambient air monitoring station is to determine if violations of the National Ambient Air Quality Standards (NAAQS) set by the U.S. Environmental Protection Agency (EPA) are occurring when the cruise ships are in port.

The mobile air monitoring station consists of a 8'x16' shelter on a wheeled trailer with an attached 10 meter metal tower for meteorological sensors (see photos of similar mobile air monitoring stations at attachment 1). The footprint of the station will be slightly larger than the size of the shelter (slightly longer with the trailer tongue; slightly wider with trailer wheels). Once the monitoring station trailer is situated at the desired location as shown on the attached plot plan (see attachment 2), the wheels will be removed, the trailer will placed on jacks, and the shelter will be staked to the ground. There will not be any kind of foundation. Fencing for security is not planned at this time.

Wind speed, wind direction, and temperature meteorological sensors on top of a 10 meter metal tower which, fully extended, will be 35 feet. Sulfur dioxide (SO₂) and particulate matter 2.5 micron (PM_{2.5}) probes will extend up about 1 meter from the top of the shelter roof. If a filter based particulate sampler is added, there will be a wooden platform with railings (height based on OSHA requirements) on top of the shelter roof.

The monitoring station will require 110 volt electrical power for operating the monitoring equipment and a window mounted air conditioner. A telephone line to routinely transmit SO₂, PM 2.5, and meteorological data from the monitoring station to the Department of Health (DOH) Air Surveillance & Analysis Laboratory on Oahu will also be required. Although not planned, a temporary pole may be erected to bring power and telephone line from Hulemalū Road or from an adjacent access road off Helemalū Road. Getting electrical power and a telephone line to the monitoring station will be coordinated with Kauaʻi Island Utility Coop (KIUC) and Hawaiian Telcom.

DOH Air Surveillance & Analysis Lab Technicians from Oahu will routinely conduct preventive maintenance activities at the monitoring station at least once a week.

The estimated cost of the project is expected to be less than \$150,000 which includes the cost of the monitoring station, shipping the station from Oahu, transporting the station from the harbor to the Maruyama's residence, and bringing power and telephone

to the station. This does not include operations and maintenance costs for the 12 months the monitoring station will be operational.

2 Attachments

1. Photographs
2. Plot Plan



SITE PLAN PROPOSED MONITORING STATION LOCATION

ON LOT 7-A
 2342 HULEMALU ROAD
 LIHUE, HI 96766
 TMK: 3-2-02: 32

